



200907220004

Skagit County Auditor

WHEN RECORDED RETURN TO:

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Patrick A. Rimmer Family Limited Partnership  
P.O. Box 394  
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

153940-PE

**DOCUMENT TITLE(S):**

Right of First Refusal to Purchase Real Estate

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

EDWARDS PROPERTIES, LLC, a Washington limited liability company

**GRANTEE:**

PATRICK A. RIMMER FAMILY LIMITED PARTNERSHIP, a Washington limited partnership

**ABBREVIATED LEGAL DESCRIPTION:**

Ptn Lots 1-5, Blk. 1, Moore's Add. To Woolley, Ptn S1/2 NW1/4, 24-35-4

**TAX PARCEL NUMBER(S):**

4167-001-008-0001, P76818, 4167-001-002-0007, P76817, 350424-2-081-0009, P37451

**RIGHT OF FIRST REFUSAL  
TO PURCHASE REAL ESTATE**

Grantor: Edwards Properties, LLC, a Washington limited liability company

Grantee: Patrick A. Rimmer Family Limited Partnership, a Washington limited partnership

Abbreviated Legal: Lots 1, 2, ptn Lots 3-5, Blk 1, Moore's Add. To Woolley; Ptn SE ¼ NW ¼ and Ptn SW ¼ NW 1/4, 24-35-4

Tax Parcel No.: Ptn 4167-001-008-0001/P76818; 4167-001-002-0007/P76817; 350424-2-081-0009/P37451

In consideration of good and valuable consideration, receipt of which is hereby acknowledged,

**GRANTOR**, Edwards Properties, LLC, a Washington limited liability company, hereby grants to

**GRANTEE**, Patrick A. Rimmer Family Limited Partnership, a Washington limited partnership, its successors and assigns,

the first right of refusal to purchase the real property described on Exhibit "A" attached hereto and by this reference, incorporated herein, hereafter referred to as "the property."

This right of first refusal is personal to Grantee and shall expire on Grantor's sale of the property. If Grantor receives an acceptable, written offer to purchase the property, Grantor shall give Grantee written notice of Grantor's intent to accept the offer, including a copy of the offer, and Grantee shall have the right of first refusal to purchase the property upon the same terms and conditions as are set forth in the offer. The right shall be exercised by mailing or delivering written notice to Grantor within five (5) days after Grantor has given notice of intent to accept the offer. Notice, if mailed, shall be sent by certified mail, postage prepaid, to the other party at the address set forth herein, and shall be deemed to have been given on the day following the date shown on the postmark of the envelope in which such notice was mailed.

This Right of First Refusal To Purchase Real Estate is made and executed this 14th day of July, 2009.



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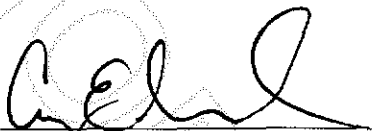
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6 9:16AM

GRANTOR:

GRANTEE:



Edwards Properties, LLC  
By: Cary Edwards  
Its: Managing Member



Patrick A. Rimmer Limited Partnership  
By: Patrick A. Rimmer  
Its: General Partner

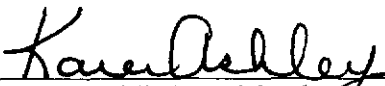
STATE OF WASHINGTON }

} ss

County of Skagit }

I hereby certify that I know or have satisfactory evidence that Cary Edwards is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Edwards Properties, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

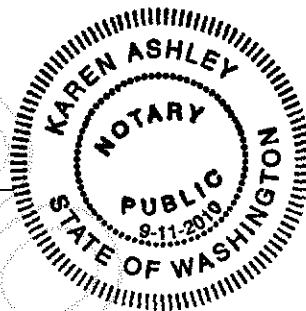
Dated this 14 day of July, 2009.



KAREN ASHLEY

Notary Public in and for the State of Washington, residing  
at SEDRO-WOOLLEY

My appointment expires 9/11/2010



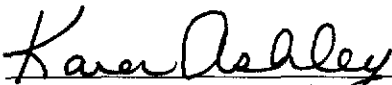
STATE OF WASHINGTON }

} ss

County of Skagit }

I hereby certify that I know or have satisfactory evidence that Patrick A. Rimmer is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the General Partner of Patrick A. Rimmer Family Limited Partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

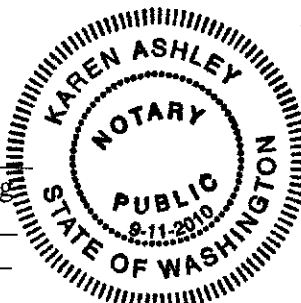
Dated this 20th day of July, 2009.



Karen Ashley

Notary Public in and for the State of Washington, residing  
at Sedro-Woolley

My appointment expires 9/11/2010



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**ADDRESSES:**

**GRANTOR:**

Edwards Properties, LLC  
P.O Box 626  
Sedro-Woolley, WA 98284

**GRANTEE:**

Patrick A. Rimmer Family Limited Partnership  
P.O. Box 394  
Burlington, WA 98233



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**PARCEL "A":**

That portion of Lots 3 through 5, inclusive, Block 1, "MOORE'S ADD. TO WOOLLEY," as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington, more particularly described as follows:

Commencing at the intersection of the West line of said Lot 3 and the North margin of SR 20;  
thence North 00°55'39" East along said West line for a distance of 1.60 feet to the TRUE POINT OF BEGINNING of this description;  
thence continuing North 00°55'39" East along said West line for a distance of 138.40 feet to the North line of said Lot 3;  
thence South 88°16'30" East along the North line of said Lots 3 through 5 for a distance of 71.55 feet;  
thence South 00°35'40" West for a distance of 64.40 feet to a point on the arc of a non-tangential curve whose center bears North 75°29'57" West having a radius of 99.50 feet;  
thence Southwesterly along the arc of said curve through a central angle of 61°59'33" for a distance of 107.66 feet to the TRUE POINT OF BEGINNING.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

**PARCEL "B":**

Lots 1 and 2, Block 1, "MOORE'S ADD. TO WOOLLEY," as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington.

ALSO, that portion of the Southeast ¼ of the Northwest ¼ of Section 24, Township 35 North, Range 4 East, W.M., lying North of the North line of the Plat of "MOORE'S ADD. TO WOOLLEY," as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; and being between the West line of Lot 1 and the East line of Lot 2, Block 1, "MOORE'S ADD. TO WOOLLEY", produced North.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

**PARCEL "C"**

That portion of the Southwest ¼ of the Northwest ¼ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Southwest ¼ of the Northwest ¼;  
thence West a distance of 60 feet;  
thence South to the North line of Moore Street;  
thence East along the North line of Moore Street a distance of 60 feet to the East line of said Southwest ¼ of the Northwest ¼;  
thence North along said East line to the point of beginning,



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DESCRIPTION CONTINUED:

**PARCEL "C" Continued:**

EXCEPT that portion thereof, if any, lying within the right of way of Secondary State Highway No. 1-F as conveyed to the State of Washington by deed recorded April 15, 1952, under Auditor's File No. 473978, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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